CITY PLANNING & ZONING COMMISSION/PUBLIC HEARING
CITY HALL
2313 MAIN STREET
COUNCIL CHAMBERS
CADDO MILLS, TEXAS 75135

Meeting Minutes

OCTOBER 11, 2021 MONDAY at 12:00 noon

1. **INVOCATION**

   Rod Watkins gave the invocation.

2. **ANNOUNCE A QUORUM PRESENT AND CALL THE MEETING TO ORDER**

   President Rod Watkins declared a quorum present and called the meeting to order at 12:00 p.m. Commission members present were Richard Hill, Paul Painter, Justin Johnson, Building Official Joshua Kinnick and Permit Coordinator Annetta Nabors. Lori Howell was not present.

3. **APPROVE MINUTES OF PREVIOUS MEETING (February 2021)**

   Paul Painter made the motion to approve the minutes as written. Richard Hill seconded the motion.

   The motion passed 4-0.

4. **OPEN PUBLIC HEARING**

   Public Hearing was opened at 12:00pm.

   a. **PUBLIC HEARING:** Hold a public hearing to change the zoning classification from SF - 2 TO C1 - Commercial on Commercial on property identified by Hunt CAD as Property ID: 38444, S5560 Williams Subdivision BLK 6 LOT 1 ACRES .214 (AKA A1239 Greer Garland Tract M58) located at 2215 W Hwy 66 Caddo Mills, Texas 75135

   The board asked Rick Grisham, property owner at 2215 W Hwy 66, about their concerns with the commercial use of this facility and parking concerns. Mr. Grisham responded that he had asked other property owners about the property becoming commercial and all were in support of it. He had also enquired about what type of commercial use is most needed and office space was the most needed. An office space would not need as much parking as a retail shop. Three letters, all in support of the change, were received by the city.

   b. **PUBLIC HEARING:** Hold a public hearing to change the zoning classification from SF - 2 TO C1 Commercial/MU–Multi Use on property identified by Hunt CAD as Property ID: 110455, A0488 Havins Catherine, Tract N12, Acres 1.929 (ALSO IN A1240) located at 3098 W Hwy 66 Caddo Mills, Texas 75135.

The board asked John Settler, owner of 3098 W Hwy 66, about type of commercial use and construction of this facility. Mr. Settler responded that the construction would probably be in three phases, approximately

12,000 sq ft and the use could vary as needed. Conceptual plans have been created and utilities will be needed for construction along with TxDOT permits for entrances.

6. **ADJOURN PUBLIC HEARING**

Public hearing was adjourned at 12:05pm. By Rod

7. **ACTION/DISCUSSION**: Discuss and recommend approval or denial to the City Council of Ordinance No. 10122021 to change the zoning classification from SF - 2 TO C1 - Commercial on property identified by Hunt CAD as Property ID: 38444, S5560 Williams Subdivision BLK 6 LOT 1 ACRES .214 (AKA A1239 Greer Garland Tract M58) located at 2215 W Hwy 66 Caddo Mills, Texas 75135.

Paul Painter made the motion and seconded by Richard Hill to change the zoning classification from SF - 2 TO C1 - Light Commercial on property identified by Hunt CAD as property ID: 38444, S5560 Williams Subdivision BLK 6 LOT 1 ACRES .214 (AKA A1239 Greer Garland Tract M58) located at 2215 W Hwy 66 Caddo Mills, Texas 75135.
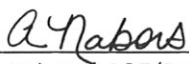
The motion carried 4-0.

8. **ACTION/DISCUSSION**: Discuss and recommend approval or denial to the City Council of Ordinance No. 10122021 to change the zoning classification from SF - 2 TO C1 - Commercial/MU–Multi Use on property identified by Hunt CAD as Property ID: 110455, A0488 Havins Catherine, Tract N12, Acres 1.929 (ALSO IN A1240) located at 3098 W Hwy 66 Caddo Mills, Texas 75135.

Richard Hill made the motion and seconded by Justin Johnson to change the zoning classification from to change the zoning classification from SF - 2 TO C1 - Commercial/MU–Multi Use on property identified by Hunt CAD as Property ID: 110455, A0488 Havins Catherine, Tract N12, Acres 1.929 (ALSO IN A1240) located at 3098 W Hwy 66 Caddo Mills, Texas 75135.

The motion passed 4-0.

9. **ADJOURN**

Richard Hill made the motion to adjourn the meeting. Justin Johnson seconded the motion. The motion passed 4-0. The meeting adjourned at 12:15pm.

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Annetta Nabors – P&Z/Permit Coordinator   Rod Watkins -P&Z Committee President

SEAL: